



GREATER LANSING ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: 16400 UPTON ROAD, EAST LANSING, MI 48823

Lead Warning Statement

Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure

(A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

initials

( ) Known lead-based paint and/or lead-based paint hazards are present in/on the property. (Explain):

( ) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.

(B) Records and reports available to the Seller. (Check one below):

initials

( ) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):

( ) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: Seller(s) Patrick McGrath Rose McGrath

II. Agent's Acknowledgment

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: Agent: DEBORAH F. COOPER

III. Purchaser's Acknowledgment

(A) Purchaser has received copies of all information listed above.

(B) Purchaser has received the federally approved pamphlet Protect Your Family from Lead in Your Home.

(C) Purchaser has (check one below):

initials

( ) Received a 10-day opportunity (or other mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards;

( ) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: Purchaser(s)

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OR Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: 16400 Upton, Lot 148 East Lansing

Date: 2-18-2025 Seller(s) Patrick McGrath Rose McGrath

Date: Purchaser(s)

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.

DISCLAIMER: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT 42 U.S.C. 4852d

Property Address: 16400 UPTON ROAD EAST LANSING, MI 48823

The disclosure requirements listed below are imposed on Sellers of residential housing prior to 1978.

Sellers must disclose the presence of any lead-based paint hazards actually known to Seller. A Lead-Based Paint Sellers' Disclosure Form for providing such information is on the reverse of this form. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied; and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

If the Sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

- \*The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
\*The location of the lead-based paint and/or lead-based paint hazards;
\*The condition of the painted surfaces.

If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

The Seller must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers (if no such records or reports exist, the disclosure statement should affirmatively so state.)

Sellers must provide to Purchasers the government mandated Lead Warning Statement contained on the reverse side of this form.

Sellers must provide Purchasers with a copy of the federal pamphlet entitled Protect Your Family from Lead in Your Home. Ask your REALTOR® for a copy.

Sellers must permit a Purchaser a ten- (10-) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the Purchasers become obligated under the Buy and Sell Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act.

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SELLER(S) [Signature] REALTOR® [Signature]
DATE: 2-18-2025 DATE: 2-18-2025

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